

EXHIBIT 1



May 3, 2023

Bed Bath & Beyond, Inc.
Attn: Mr. Warren Eisenberg
650 Liberty Avenue
Union, NJ 07083

RE: Bed Bath & Beyond 1st Installment 2022 RET
Willowbrook, Illinois

Dear Tenant:

Enclosed please find copies of the 2022 property tax bills as well as the invoice for your portion of the 2022 real estate taxes.

Sincerely,
THE HARLEM IRVING COMPANIES, INC.



Jose F. Torres III
Controller Property Management

enclosures



May 3, 2023

Bed Bath & Beyond

Willowbrook Town Center, Willowbrook, IL

2022 Real Estate Tax Reconciliation Billing

Parcel # 09-26-200-010

\$382,317.54

Merchant Ratio: [28,000 / 181,118]

0.15460

1st INSTALLMENT 2022 REAL ESTATE TAXES DUE

\$59,104.51

Case 2:23-cv-00047-VP Doc 1004-1 Filed 06/26/23 Entered 06/26/23 13:05:25 Desc
 MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60197-4203
 PAY ON-LINE AT: WWW.DUPAGECOUNTY.GOV/TREASURER
 SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MDG2023 0143207 1 AA 0507 01



09-26-200-010
 HARLEM IRVING COMPANIES
 ATTN G FIX
 4104 N HARLEM AVE
 NORRIDGE IL 60706

ON OR BEFORE: **06/01/2023** PAY: **382,317.54**

PAYING LATE?	PAY THIS AMOUNT:
JUN 2 THRU 30	388,052.30
JUL 1 THRU 31	393,787.07
AUG 1 THRU 31	399,521.83
SEP 1 THRU 30	405,256.59
OCT 1 THRU 31	410,991.36
NOV 1 THRU 16	416,726.12

U.S. POSTMARK IS USED TO DETERMINE LATE PENALTY.

PAYMENT OF THIS 2022 TAX BILL AFTER OCTOBER 31, 2023 REQUIRES A CASHIER'S CHECK CASH OR MONEY ORDER.

☐ CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON BACK

NO PAYMENT WILL BE ACCEPTED AFTER NOV. 15, 2023

1092620001039564003823175431

NORTHMARQ CAPITAL INC has notified us of its intention to pay your real estate taxes. Please contact them if you have any questions. This bill is sent for information only. No return envelopes have been included.

MAKE CHECK PAYABLE TO: DU PAGE COUNTY COLLECTOR - SEND THIS COUPON WITH YOUR 2ND INSTALLMENT PAYMENT OF 2022 TA

MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60197-4203
 PAY ON-LINE AT: WWW.DUPAGECOUNTY.GOV/TREASURER
 SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

09-26-200-010
 HARLEM IRVING COMPANIES
 ATTN G FIX
 4104 N HARLEM AVE
 NORRIDGE IL 60706

ON OR BEFORE: **09/01/2023** PAY: **382,317.54**

PAYING LATE?	PAY THIS AMOUNT:
SEP 2 THRU 30	388,052.30
OCT 1 THRU 31	393,787.07
NOV 1 THRU 16	399,531.83 *

*INCLUDES \$10 COST: SEE BACK OF BILL FOR EXPLANATION

U.S. POSTMARK IS USED TO DETERMINE LATE PENALTY.

PAYMENT OF THIS 2022 TAX BILL AFTER OCTOBER 31, 2023 REQUIRES A CASHIER'S CHECK CASH OR MONEY ORDER.

☐ CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON BACK

NO PAYMENT WILL BE ACCEPTED AFTER NOV. 15, 2023

2092620001039564003823175432

If your mortgage holder will be paying your second installment, please avoid making a duplicate payment. Contact them if you have any questions. No return envelopes have been included.

Rate 2021	Tax 2021	Taxing District	Rate 2022	Tax 2022
** COUNTY **				
0.0966	9,585.33	COUNTY OF DU PAGE	0.0828	8,310.48
0.0196	1,944.85	PENSION FUND	0.0189	1,896.96
0.0298	2,956.96	HEALTH DEPARTMENT	0.0300	3,011.04
0.0127	1,260.19	PENSION FUND	0.0111	1,114.10
0.1102	10,934.82	FOREST PRESERVE DIST	0.1055	10,588.84
0.0075	744.20	PENSION FUND	0.0075	752.76
0.0144	1,428.87	DU PAGE AIRPORT AUTH	0.0139	1,395.12
** LOCAL **				
0.0000	0.00	DU PAGE WATER COMM	0.0000	0.00
0.0304	3,016.49	DOWNERS GROVE TWP	0.0310	3,111.42
0.0006	59.54	PENSION FUND	0.0006	60.22
0.0499	4,951.43	DOWNERS GR TWP RD	0.0514	5,158.94
0.0009	89.30	PENSION FUND	0.0012	120.44
0.0152	1,508.25	VLG OF WILLOWBROOK	0.0142	1,425.22
0.0000	0.00	WILLOWBRK BUSINESS 1	0.0000	0.00
2.7581	273,678.26	WILLOWBRK SPEC SER 1	2.8987	270,863.66
0.5259	52,183.53	TRI-STATE FIRE DIST	0.5906	59,277.46
0.1275	12,651.45	PENSION FUND	0.1047	10,508.56
0.1638	16,253.39	INDIAN PRAIRIE LIBR	0.1730	17,363.70
0.0047	466.36	PENSION FUND	0.0046	461.70
** EDUCATION **				
1.7043	169,112.74	GRADE SCHOOL DIST 62	1.7653	177,179.98
0.0526	5,219.34	PENSION FUND	0.0548	5,500.18
1.5658	155,369.79	HIGH SCHOOL DIST 86	1.6191	162,506.16
0.0474	4,703.36	PENSION FUND	0.0448	4,496.50
0.2037	20,212.66	COLLEGE DU PAGE 502	0.1946	19,531.64
** TIF **				
7.5416	748,331.11	TOTAL	7.6183	764,635.08

Mailed to:
 HARLEM IRVING COMPANIES
 ATTN G FIX
 4104 N HARLEM AVE
 NORRIDGE IL 60706

Property Location:
 ADAMS ST
 WILLOWBROOK IL 60527

Township Assessor:
 DOWNERS GROVE
 630-719-6630

Tax Code:
 9564

Property Index Number:
 09-26-200-010

TIF Frozen Value	
Fair Cash Value	30,113,500
Land Value	2,893,250
+ Building Value	7,143,570
= Assessed Value	10,036,820
x State Multiplier	1.0000
= Equalized Value	10,036,820
- Residential Exemption	
- Senior Exemption	
- Senior Freeze	
- Disabled Veteran	
- Disability Exemption	
- Returning Veteran Exemption	
- Home Improvement Exemption	
- Housing Abatement	
= Net Taxable Value	10,036,820
x Tax Rate	7.6183
= Total Tax Due	764,635.08
- Less Advance Payment	
- Commercial Abatement	
+ PACE Reimbursement	
= Net Due	764,635.08

CHANGE OF NAME/ADDRESS:
 CALL: 630-407-5900

S OF A FACTOR 1.0115



2022 DuPage County Real Estate Tax By
 Gwen Henry, CPA, County Collector
 421 N. County Farm Road
 Wheaton, IL 60187

Office Hours - 8:00 am-4:30 pm, Mon-F.
 Telephone - (630) 407-5900